



**Latimer Road  
Eastbourne  
East Sussex  
BN22 7BL**

**Offers In Excess Of £180,000**

**bettermove**

# Latimer Road Eastbourne

Bettermove are proud to present this 2 bedroom flat in Eastbourne available with no forward chain.

The property benefits from double glazing, gas central heating throughout.

The council tax band is A.

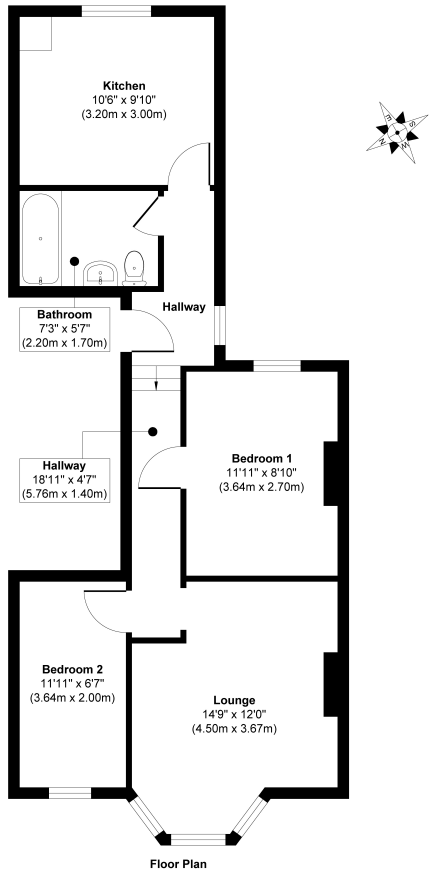
This is a leasehold property with 189 years on the lease from 1986; the ground rent is £50pa and the service charge is £45pcm.

The interior of this property comprises a spacious living room, fitted kitchen, 2 bedrooms and the family bathroom.

Located in the popular town of Eastbourne, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A259, B2106 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





**Approx. Gross Internal Floor Area 590 sq. ft / 54.87 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
	70	78
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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